

MINUTES

Montevallo Planning Commission

January 16, 2020

City Hall

6:00 PM

Donnie Norris, Lisa Terrill, Rusty Nix, Kristen Bridges, Charlie Binion, Kenny Dukes (arrived late), Bob Doyle and Nathan Stamps were absent.

Chairman Norris called the meeting to order at 6:00 p.m.

Ms. Bridges made a motion to approve the Minutes from October 17, 2019. Mr. Nix seconded. All Ayes... MOTION APPROVED.

The applicant presented a video of proposed development before hearing opened.

The Public Hearing for Case No. SD19-007 Montevallo Cottages opened at 6:10 p.m.

**REPORT TO THE CITY OF MONTEVALLO
PLANNING & ZONING BOARD**

Department of Development Services

January 16, 2020

Case No. SD19-007

Montevallo Cottages

Special District R-2 SD to R-4 SD

This is a request from Chris Reebals, on behalf of the property owner, Montevallo Cottages, LLC, for the approval of a change in zoning district from R-2 SD to R-4 SD for construction of a multi-family housing community, featuring "for lease" row home designed units.

The subject property is located on the south side of State Route 25 Road, approximately 1,000 feet west of County Road 19, situated in Section 2, Township 24 North, Range 12 East; Parcel Identification Nos.58-36-1-02-002-001.000 through 58-36-1-02-0-002-071.000.

Previous Actions

Montevallo Cottages (aka Hampton Square)

Prior to 2007 - Zoned D2 Development District (Residential and Commercial Components)

November 19, 2007 - Record Map - Hampton Square (MB 39 PG 64)

***July 1, 2012 - New Zoning Ordinance and Zoning Map adopted by City Council
(Ord.No.062520/ 2-300)***

July 1, 2012 -Zoning Changed from D2 to R-2SD per Zoning Map Adoption

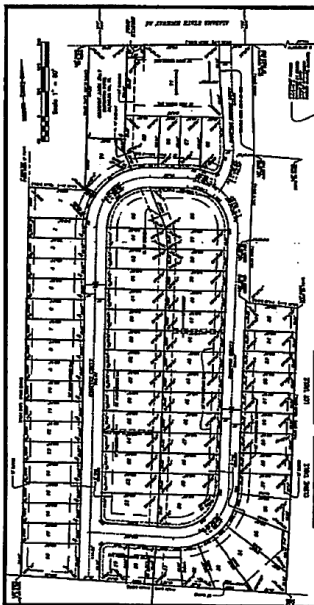
March 24, 2016 -Denied Amendment of the Approved Special District

January 16, 2019-Request Zoning change from R-2 SD to R-4 SD

DISCUSSION

Site Description

The subject property is located on AL Highway 25 approximately 0.75 miles east of the Montevallo Industrial Park and approximately 1000 feet west of County Road 19 (Enon Road) within the city limits of Montevallo.



A **MIX** of stick built homes and manufactured homes are adjacent to the subject site to the north, east and west; undeveloped property is located to the south; and the University Mobile Home Park is located further to the west.

Existing Development and Current Conditions

Hampton Square was reviewed and approved by the City of Montevallo with a development plan that provided 70 single family residential lots, a storm water detention pond and one commercial lot. The final plat was recorded in Map Book 39, Page 64 on November 19, 2007.

As designed and recorded, all residential lots and the commercial lot have access via internal streets, Hampton Circle and Hampton Square Drive. On the western side of the development, Hampton Circle terminates at the property line as a stub street.

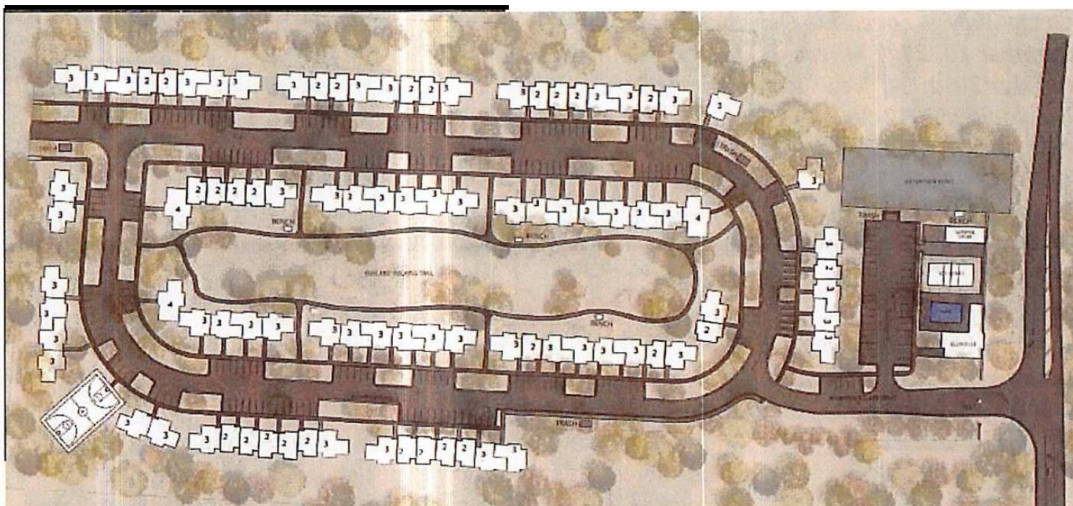
In 2008 the previous developer installed all necessary infrastructures except the required access to AL Highway 25. At

At that time, required approvals from the Alabama Department of Transportation (ALDOT) had not been secured. The applicant has coordinated an updated review with ALDOT and ALDOT will require the construction of a turn lane once 25 units have been completed. The addition of the turn lane will be at the expense of the developer and coordinated with ALDOT.

Proposed Amendment

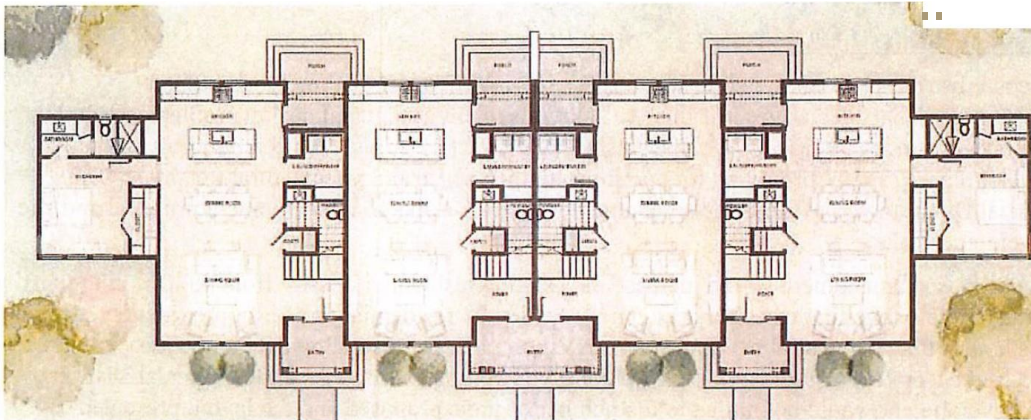
In a letter dated August 9, 2019, the applicant stated that his "goal is to create something that is viable, beautiful and sustainable. Viable in that it addresses a housing need for students and young professionals in the community while being economically feasible. A product that is beautiful by design and implementation. Sustainable design and construction would be both aesthetically pleasing and functionally efficient". He further stated that his architecture firm specializes in design and that they believe good design can increase value by creating a quality of place.

The applicant indicated that once they began to study the site and the community they realized that housing for young professionals and graduate students is a big need. They also indicated that this need was confirmed through housing studies, talking with students and faculty of the university and in meetings with community leaders.



With this in mind they propose amending the current "R-2 Special District" zoning to a zoning that would stay within the "Special District" category but allow for all the previously recorded lots to develop as a single parcel for a 94-unit master-planned community. The proposal includes 18 buildings in a row-home building design that include two to eight units per row-home building design and two buildings with only one unit each. They believe the row-home design will create a more synergistic community built around the timeless "New Urbanist" planning concepts; to include sidewalks, street lamps, and a common area for the community, etc. This development will be very urban and pedestrian in orientation. They also propose the inclusion of a general store with cafe within the community center in addition to a clubhouse, pool and volleyball court. A basketball court is shown separately in the southern eastern portion of the development.

The applicant is requesting the rezoning from the R-2 Special District to R-4 Special District to allow the development of 94 total residential units instead of 70 single family residential structures. This proposal would increase the total number of residential units by 34%. The overall density with row-homes is proposed at 5.4 units per acre. The overall density with single family units would be 4.6 units per acre.



The proposed plan shows a "row home" building design type. Each building will contain both 2-bedroom and 3-bedroom units with no more than eight units per building. The applicant will maintain the setbacks established for Hampton Square of 25-foot front yard and 15-foot rear yard. A 15-foot buffer is identified on the entire perimeter of the property.



The Fire Chief has indicated that additional fire hydrants will be required as part of the revised plan review but would not affect a rezoning request.

The City Engineer has reviewed the rezoning application and has no additional comments at this time.

Additional Approvals Required

Pursuant to a recommendation of zoning approval by the Planning Commission the application must be reviewed and approved by the City Council. If the rezoning is granted, the applicant will be required to vacate the existing subdivision plat. This process is a legal formality to allow the property to develop with a clean slate. The vacation of the subdivision is an available option due to the developer owning all parcels involved and no building permits having been issued. The vacation of the subdivision does not require city review or approval.

Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the Montevallo Planning Commission.

Additionally, a fully engineered site plan must be submitted for review. Site plans require review and recommendation by the Montevallo Planning Commission and review and approval by the

Montevallo City Council.

Planning Analysis

Special districts are authorized for the purpose of providing optional methods of land development that encourages imaginative solutions to environmental design problems, including infill development. Areas so established shall be characterized by a unified building and site development program providing for coordinated open space and architectural treatment. The Special District overlay binds the amendment request to a specific development proposal and site development plan.

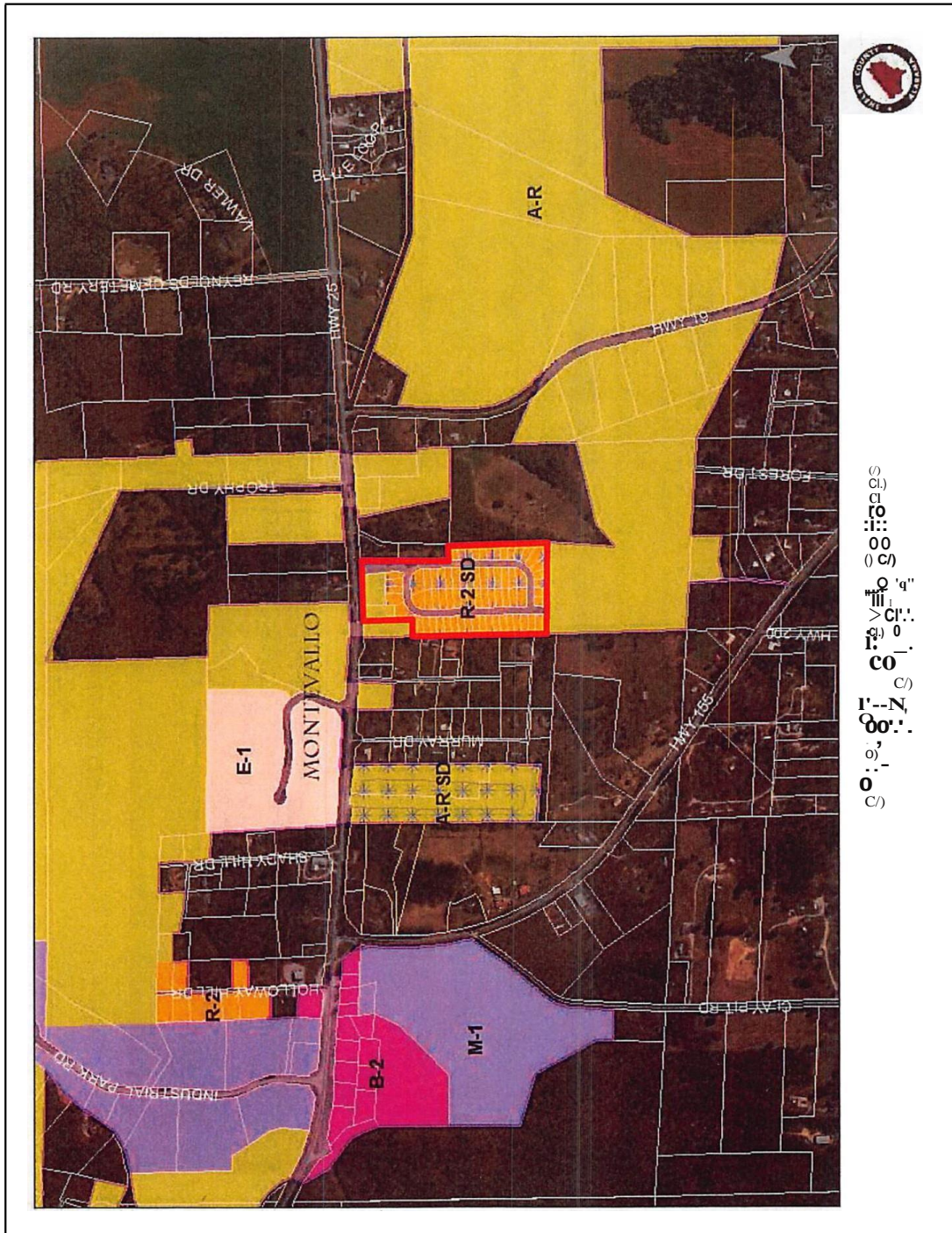
The proposed amendment would increase the existing residential density from 4.6 dwelling units per acre to 5.4 dwelling units per acre. The proposed 94 residential units is approximately 37% less homes than a potential maximum 149 dwelling units per acre allowable in the area requirements of a standard R-4, Multiple Family Dwelling District. As an R-4 Special District the development would be limited to the number of units proposed and the layout presented. Changes to the presented design or an increase in the number of units would require a modification of the Special District approved by the Planning Commission and City Council.

Conclusion

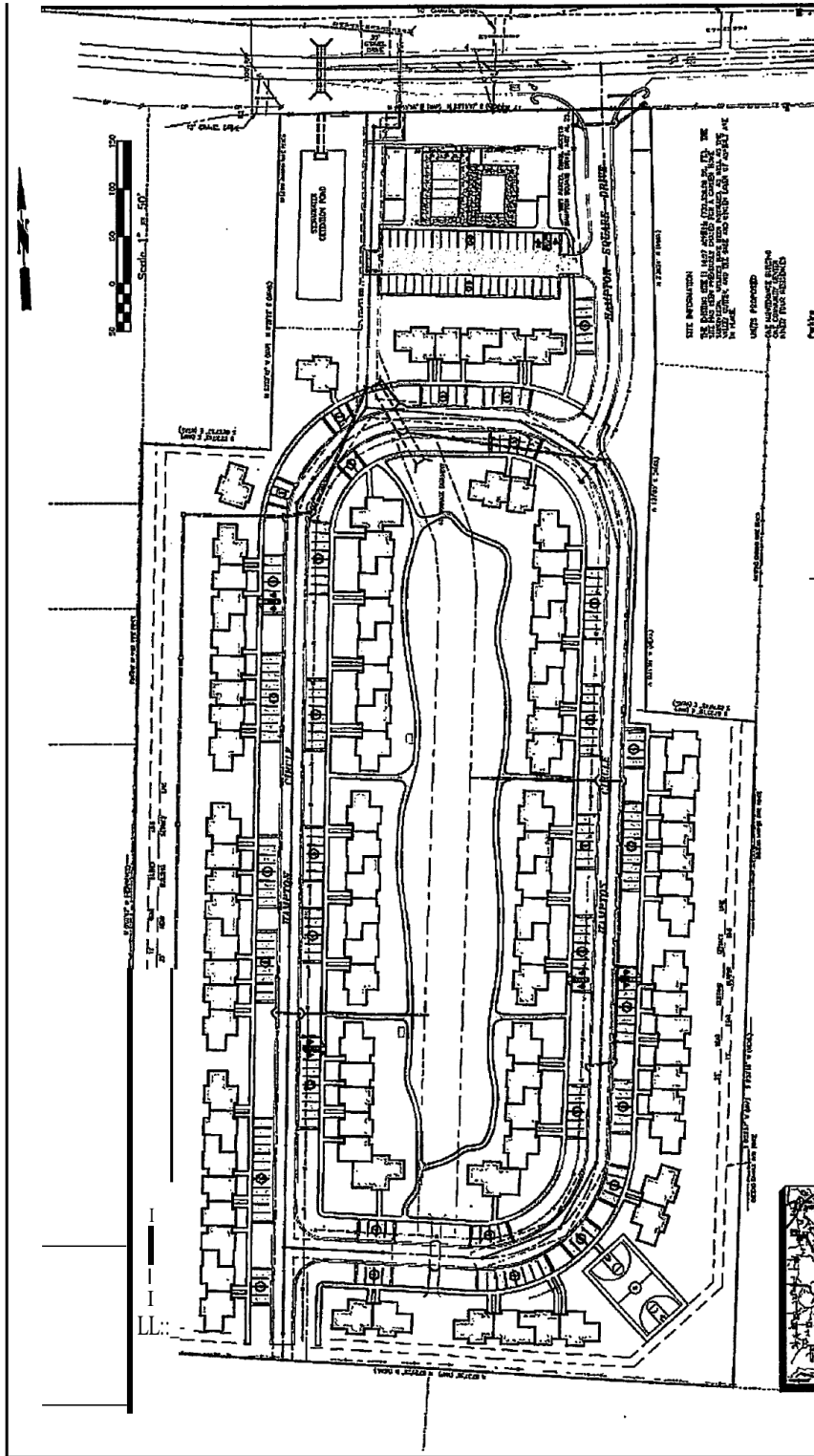
The proposed rezoning includes the development of 18 row-home buildings, each containing up to eight dwelling units. The residential density provided in this amendment is below the maximum allowable density in the R-4 SD zoning district. The proposed special district also includes a general store/cafe, clubhouse, pool, volleyball court and basketball court.

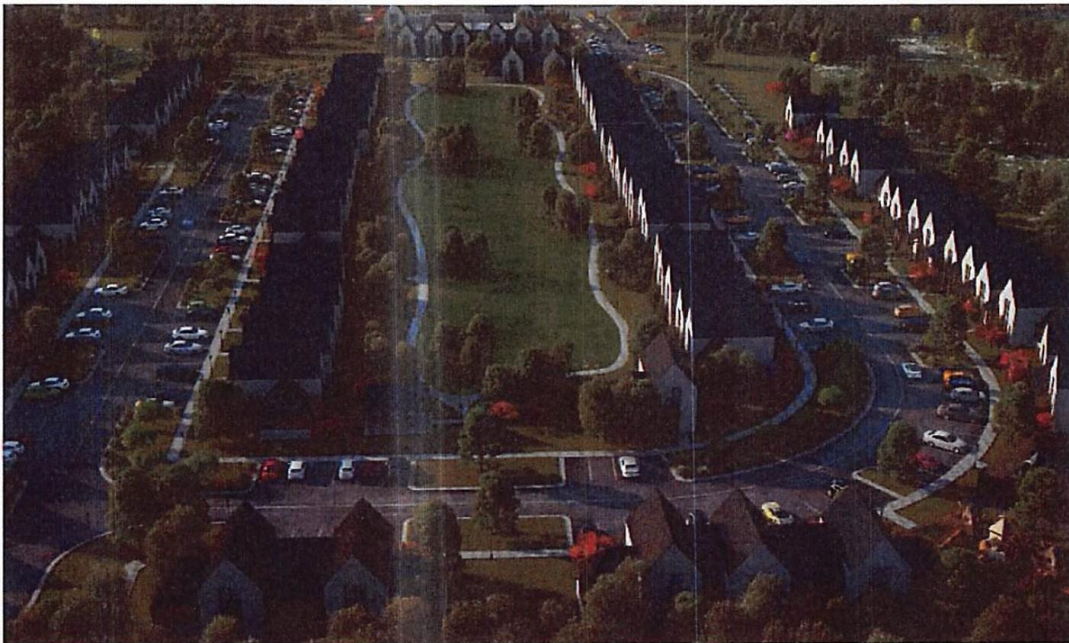
The following information should be submitted pursuant to a recommendation of zoning approval:

- Applicant vacation of the recorded Hampton Square;
- Applicant submitting a fully engineered site plan that meets all requirements of the Zoning Ordinance of the City of Montevallo;
- Any amendments, additions, deletions, alterations or changes to the approved Special District plan shall require the review and approval of an amendment to the approved Special District plan by the City of Montevallo Planning Commission;
- Approval of the Montevallo City Council.



CO. OF MONTGOMERY
COUNTY OF MONTGOMERY
COUNTY OF MONTGOMERY





Overall Layout and Housing Design Intent

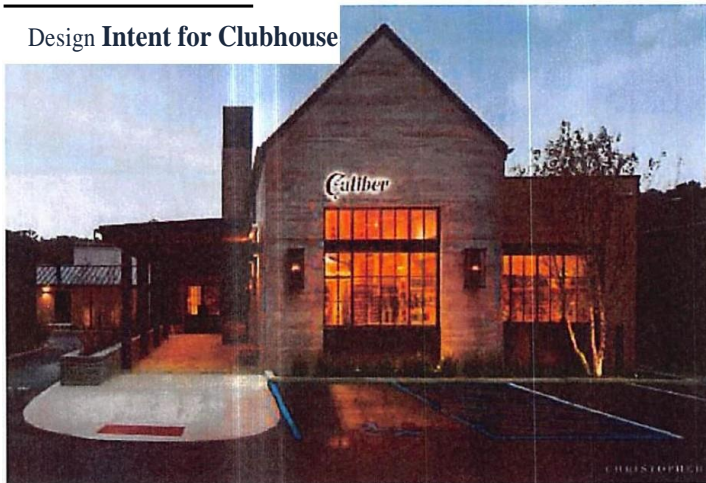


White stucco



Dark metal roofing

Design Intent for Clubhouse



Citizen Comments:

Tom Reynolds shared his concern for the additional traffic congestion due to these new residents.
Jan Reynolds shared her being opposed to a subdivision as their neighbors.

Bill Owens shared concern for the infrastructure and sewer restraints.

Deloris Adkins shared her concerns regarding water pressure and compromising the sewer limits.

Public Hearing closed at 6:17 p.m.

Mr. Nix asked if these questions were taken to the Water Board.

The owner responded that the amount of units were based off the bathroom counts presented for the area for sewer and water.

Ms. Bridges shared this is not current with the existing comp plan.

Chris Spears shared concern regarding fences for this area.

Mr. Nix made a motion to maintain the property's current zoning of R2-SD. Seconded by Ms. Bridges.
Ms. Terrill and Mr. Dukes voted NAY. ALL OTHERS VOTED AYE . . . MOTION APPROVED.

Bluegrass Apartments – Presented the change in site plans and the results of the traffic study.

The Public Hearing for Case No. SP19-007 Bluegrass Apartments was opened at 6:31 p.m.

**REPORT TO THE CITY OF MONTEVALLO
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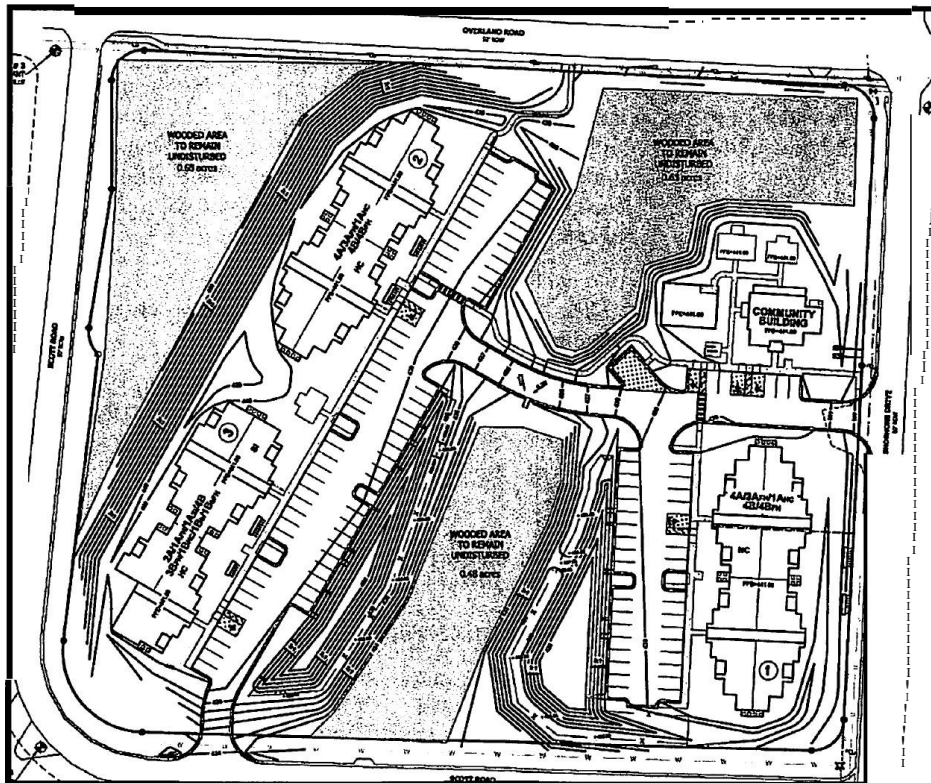
**Case No. SP19-007
Bluegrass Apartments
Site Development Plan**

This is a request from Paul Widman, on behalf of the property owner, Brenda Zigarelli, for the approval of a site development plan for a 46 unit multi-family development.

The subject property is located at the southwest intersection of Overland Road and Shoshone Drive and situated in Section 21, Township 22 South, Range 3 West; Parcel Identification No. 58-27-5-21-1-003-010.000.

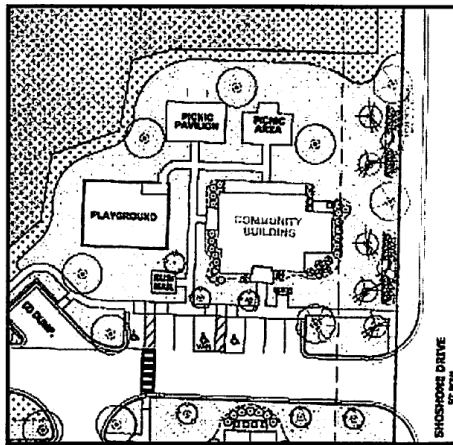
DISCUSSION

The subject property is located on Overland Road, approximately 850 feet east of the intersection of Highway 119 and Overland Road. The property contains approximately 10 acres and is bounded on four sides by City of Montevallo rights of way: Overland Road to the North, Shoshone Drive to the East, and Scott Road to the West and South. Scott Road isolates a 1.8 acre area of the subject property. The entire property is currently undeveloped and heavily wooded. The subject property is presently zoned R-2 SD, Single Family Dwelling Special District according to the *Zoning Ordinance of the City of Montevallo*. The City Council approved an amended Special District for the property on November 12, 2019. The Special District amendment included a site development plan for a 46 unit multi-family development with more than eight units per building.



Proposed Site Development

The applicant proposes to construct 46 apartments in three, two-story apartment buildings and a Community Building on 9.26 total acres. The property consists of two tracts of land. Tract A contains 7.49 acres and will be the developed tract of land. Tract B contains 1.8 acres, will remain undisturbed and continue to serve as a natural buffer to the single family residential neighborhood located to the south of the subject property. The entire project will be constructed in a single phase.



Each of the three proposed buildings include two and three bedroom rental units. Buildings I and 2, each contain 16 units; eight of each bedroom type. Building 3 contains 14 units; four 2-bedroom and 10, 3-bedroom.

Building 1	8 - 2 bedrooms, 8 - 3 bedrooms.
Building 2	8-2bedrooms, 8-3bedrooms
Building 3	4 - 2 bedrooms, 10-3bedrooms

A Community Building is also provided in addition to a playground, picnic pavilion and picnic area near the Shoshone Drive access. Sidewalks are provided throughout the development plan and an additional sidewalk will be provided along Overland Road.

Two access drives are proposed for the complex: Shoshone Drive to the east and Scott Road to the south. The Fire Chief has requested an additional fire hydrant at the Shoshone Drive entrance. The applicant has been notified of this requirement. The addition of a fire hydrant will not affect the site layout.

The Montevallo Arbor and Beautification Board has reviewed the landscape plan for this development and has determined that landscaping for the development meets the requirements of the Article 23 of the Montevallo Zoning Ordinance. The property will maintain a landscape buffer around the entire property. Four undisturbed areas are identified on the plans including 0.68 acre that runs 400 feet of property along Scott Road. Approximately half of the total site will remain in an undisturbed and natural condition with a total impervious area of 23% of the site.

Parking has been provided on the site to meet the requirement of two spaces per dwelling unit plus one space for each bedroom over two. The total number of required spaces are provided with 118 total spaces including six handicap accessible spaces identified.

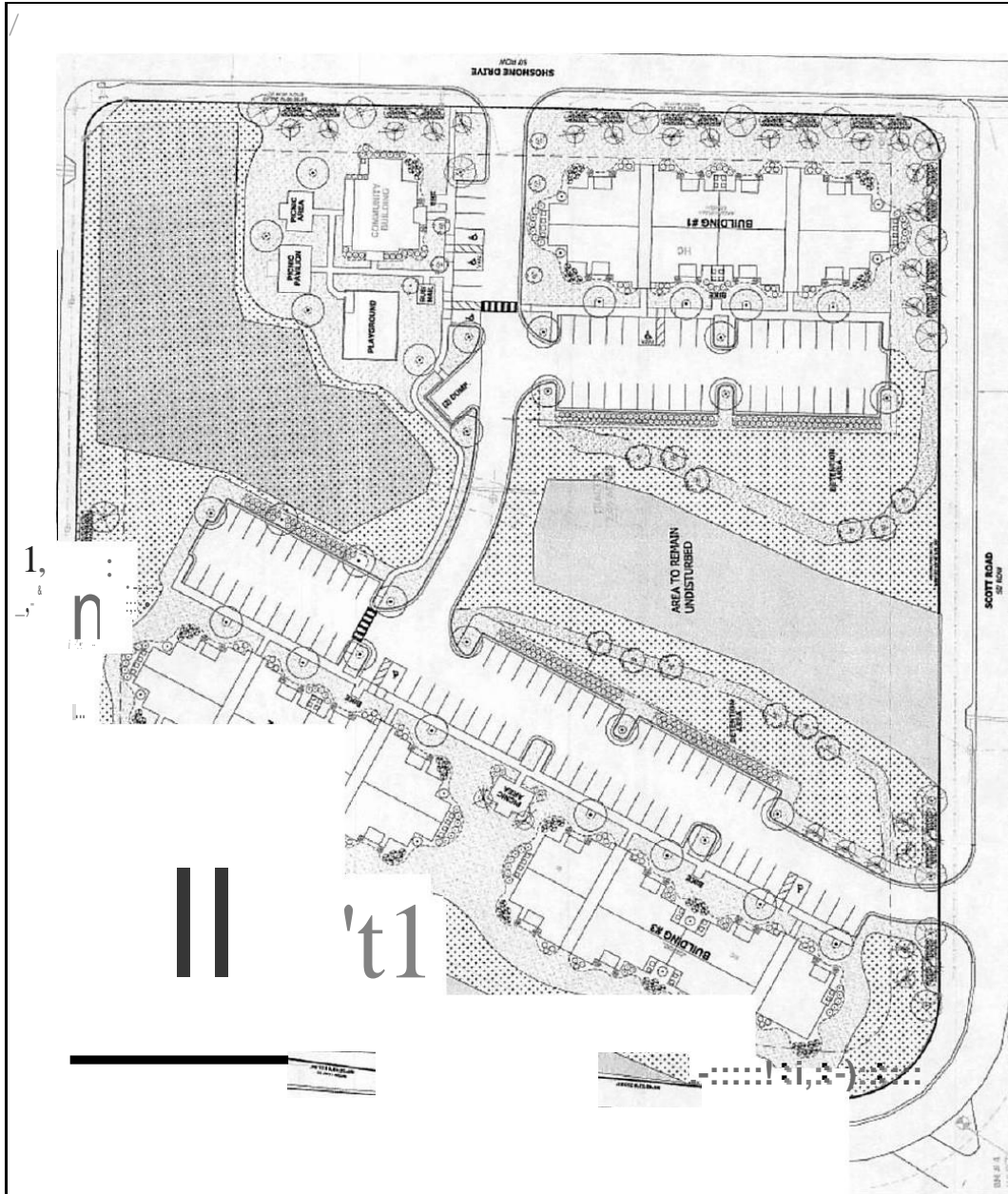
The City Engineer has reviewed the drawings and finds the drawings to be in substantial compliance with the Special District and the Zoning Ordinance. Minor revisions to the project detail is required prior to final approval and certification; however, the remaining items will not change the layout or design of the overall site and could be reviewed administratively.

Summary

The proposed development is consistent with the approved layout and design of the approved Special District. **Approval** of the site plan should be subject to:

- The applicant submitting a revised site plan that addresses all remaining review comments;
- The applicant completing all required bonding and submitting a final site plan for certification prior to the issuance of building permits;
- Compliance with the regulations, policies and guidelines of the City of Montevallo;
- Approval by the Montevallo City Council.

Landscape and Site Layout



Zoning Overview



Site Data Table

Total Site Area				
	Gross Site Area	9.29 acres	104,672.10 Sq. ft.	100% of Site
	Net Site Area	8.55 acres	238,740.2 Sq. ft.	67.23% of Site

Impervious Surface Coverage

Total Impervious Area	94,525.2 Sq. ft.	23.36% of Site
Roofing Coverage	35,084 Sq. ft.	9.41% of Site
Paved Vehicle Area	49,243 Sq. ft.	12.17% of Site
Impervious Surface Ratio (Total Impervious Area / Net Site Area)		.23

Gross Floor Area and Building

Height Building	(as proposed)		Height (measured from finished floor elevation)
Building 1	8-2 bedrooms, 8-3 bedrooms	20,872 Sq. ft.	25 ft 7 in.
Building 2	8-2 bedrooms, 8-3 bedrooms	19,106 Sq. ft.	25 ft 7 in.
Building 3	4-2 bed. rooms, 10-3 bedrooms	20,872 Sq. ft.	25 ft 7 in.
Building 4		0 Sq. ft.	0 ft

Use

Office	2,019 Sq. ft.
Retail	0 Sq. ft.
Storage	0 Sq. ft.
Other	0 Sq. ft.
Floor Area Ratio (Total Floor Area / Net Site Area)	38,998 SQ. ft.

Parking Required

As per Miami-Dade Code	11111 46 units x 2 = 26 three bedroom	
(2 spaces for each dwelling unit)	92	118 spaces
Handicap Accessible		6 spaces
ADA Required		US spaces
Total Parking Spaces Provided		124 spaces

Additional Site Data

Subject Property Parcel ID Number(s)	D 5 21 1 003010.000
Subject Property Zoning	
Number of Existing Buildings	0
Number of Proposed Buildings	4
Number of Phases	1

Bluegrass Apartments Project Summary

Bluegrass Apartments is a 46-unit apartment complex proposed to be built on vacant land on the southwest corner of the intersection of Overland Road and Shoshone Drive in Montevallo, Alabama. The complex will feature 20 two-bedroom units, 26 three-bedroom units, a community building, playground, picnic area with grills, and a bus stop shelter. The property will have ample parking with 92 spaces. The buildings will have exteriors made of brick and hardy-board. Individual porches / balconies will provide great outdoor spaces for each resident.

In designing our site plan, we paid particular attention to the single-family homes that are located on Pinewood Road that back up to the portion of our site which is on Scott Street. We decided to leave this tract of land undisturbed to create a significant buffer. This buffer is approximately 100 feet wide and is heavy vegetation

Bluegrass Apartments conform with the Montevallo Comprehensive Plan primarily because of its location. The Comprehensive Plan emphasizes creating a vibrant, walkable, and livable downtown core and neighborhood centers (including the University of Montevallo) that are the economic, cultural, and social focuses for the community. The plan encourages growth primarily within the downtown and current neighborhood centers. Bluegrass Apartments is located .8 miles from the University of Montevallo, and 1.0 miles from downtown Montevallo. The density of the project conforms with the planning and zoning rules and regulations. As the Comprehensive Plan describes, the city wants to grow in areas which are walkable to downtown (and University) areas.

During the construction phase, the project will provide the equivalent of approximately 65 full time jobs. These jobs will provide employment opportunities for those in the construction industry. These jobs will range from general labor workers to equipment operators, skilled carpenters, electricians, plumbers, HVAC technicians, etc. The construction jobs will range from the starting point of the income scale to the high end of skilled trade. With this skill range and skill requirements, there will be plenty of jobs that area residents would qualify for (whether they are low income, unemployed, high income, skilled or unskilled). We will try to hire from the local labor market but expect some labor from surrounding areas and larger cities (Birmingham being the closest).

We have had correspondence with both the Chief of Police and the Fire Chief. Both stated that they did not expect this project to be a significant burden in terms of man-power or equipment. Traffic impact on the surrounding neighborhood will be minimal. The complex is expected to generate approximately:

AM Peak – 5 Trips in
AM Peak – 22 Trips out
PM Peak – 20 Trips In
PM Peak – 15 Trips Out

Citizen Comment:

Joyce Shearer shared how she opposes the increased traffic to the area. She asked if there was a land use restriction.

Public Hearing closed at 6:35 p.m.

Kristine Goddard with Shelby County Development Services presented the revision of Bluegrass per previous requests.

Mr. Dukes made a motion to recommend the revised site plan to the City Council. Ms. Bridges seconded. Mr. Nix ABSTAINED. ALL OTHERS VOTED AYE. MOTION APPROVED.

Meeting adjourned by acclamation at 6:37 p.m.

Lisa Terrill
Assistant City Clerk